

BILL NO. Z-95-07-03

ZONING MAP ORDINANCE NO. Z-08-95

AN ORDINANCE amending the City of
Fort Wayne Zoning Map No. R-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated an M-2
(General Industrial) District under the terms of Chapter 157 Title XV of the Code of the
City of Fort Wayne, Indiana of 1974:

That part of the North 455 feet of the East 8.26 chains (545.16 Feet) of the
Southwest Quarter of Section 8, Township 30 North, Range 13 East, in Allen
County, Indiana, described as follows, to-wit:

Commencing at the point of intersection of the East line of Redwood Avenue, by
the South line of New Haven, both presently established in the City of Fort
Wayne; thence running East on the line aforesaid, a distance of 469 feet to a
point 70 feet West of the East line of said quarter section; thence Southeastward
by a deflection right of 45 degrees, a distance of 33.11 feet; thence
Southeastward by a deflection right of 28 degrees, 29 minutes, a distance of
102.8 feet to the west line of Bueter Road as situated parallel to and 20 feet West
of the East line of said quarter section; thence South along the aforesaid Bueter
Road West line, a distance of 305.1 feet to the North line of the plat of Shady
Brook Park Addition, as recorded in Plat Book 8, page 18, in the Office of the
Recorder of said county; thence West and parallel to the North line of said quarter
section, a distance of 519.1 feet, along the aforesaid addition North line, to the
East line of said Redwood Avenue, as presently established; thence North on the
line aforesaid, 425 feet to the place of beginning, containing 5.06 acres of land.

and the symbols of the City of Fort Wayne Zoning Map No. R-3, as established by
Section 157.016 of Title XV of the Code of the City of Fort Wayne, Indiana are hereby
changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after
its passage and approval by the Mayor.


Councilmember

APPROVED AS TO FORM AND LEGALITY:


J. TIMOTHY MCCAULEY, CITY ATTORNEY

Read the first time in full and on motion by Ravine,
and duly adopted, read the second time by title and referred to the
Committee on Resolutions (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on _____, 19____, the _____ day of _____
M., E.S.T.

DATED: 7-11-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ravine,
and duly adopted, placed on its passage. PASSED ~~LOST~~
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			<u>✓</u>
HENRY				<u>✓</u>
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 9-5-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL)
(SPECIAL) _____ (ZONING) _____ ORDINANCE _____ RESOLUTION NO. 2-08-95
on the 5th day of September, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 6th day of September, 1995,
at the hour of 10:00 o'clock A., M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 8th day of September,
1995, at the hour of 6:00 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

BILL NO. Z-95-07-03

His
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Holl

Sept 5
up for passage

REPORT OF THE COMMITTEE ON
REGULATIONS
CLETUS R. EDMONDS - REBECCA J. RAVINE - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of Fort
Wayne Zoning Map No. R-3

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (~~RESOLUTION~~)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>Cletus R. Edmonds</u>	<u> </u>	<u> </u>	<u> </u>
<u>Sandra E. Kennedy</u>	<u> </u>	<u> </u>	<u> </u>
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DATED: 9-5-95

Sandra E. Kennedy
City Clerk

COMMUNITY & ECONOMIC DEVELOPMENT

FT. WAYNE, IN.

June 14

RECEIVED FROM

Snyder

THE SUM OF

Three Hundred

ON ACCOUNT OF

REZONING

Form B 3.

PAID BY: CASH

☐

CHECK

☒

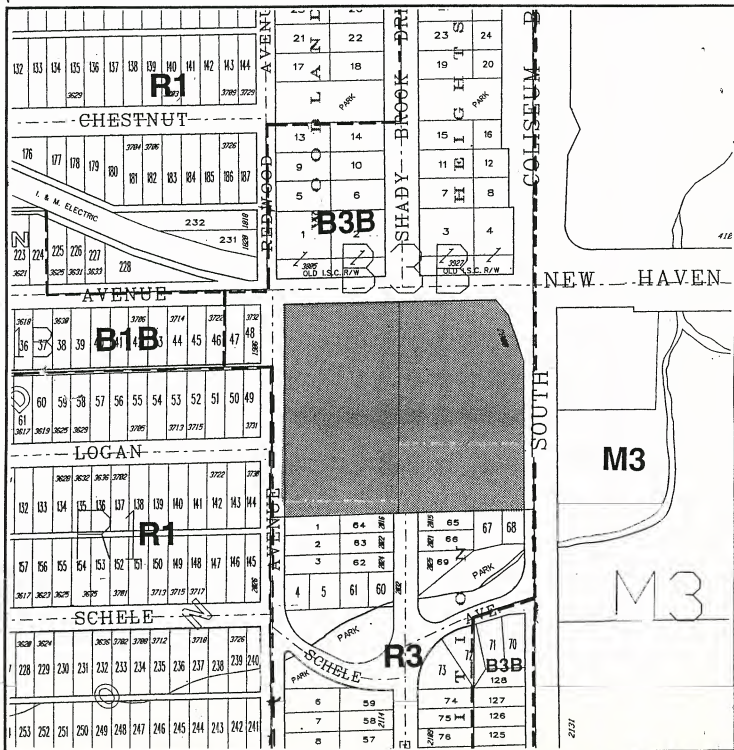
M.O.

☐

REZONING PETITION

AREA MAP

CASE NO. #591



COUNCILMANIC DISTRICT NO. 1

Map No. R - 3
LW 6-22-95

R1	One-Family	B1	Limited Business	M1	Light Industrial
R2	Two-Family	B2	Planned Shopping Center	M2	General Industrial
R3	Multi-Family	B3	General Business	M3	Heavy Industrial
RA/RB	Residential	B4	Roadside Business	MHP	Mobile Home Park
PUD	Planned Unit Dev.	POD	Professional Office District		



Petition for a Zoning Map Amendment

Community & Economic Development / 1 Main Street Rm 830 / Fort Wayne, IN 46802 / (219) 427-1140

I/We Kenneth A. Snyder/Edward L. Snyder do hereby petition to amend the Zoning Map of the City of Fort Wayne Indiana, by reclassifying from a/an B3B designation to a/an M2 designation, the property located at the common street address of: 2000 S. Coliseum Boulevard and further described as follows:

See survey for legal description

(Please attach a legal description if more space is needed.)

The purpose of this proposed rezoning is to permit the use of the property for the following:
Steel fabrication shop

Property owners Name(s): GLADIEUX Limited INC.

Street Address: 4133 NEW HAVEN AVE

City: FORT WAYNE State: IN Zip: 46803 Phone: 219 423 4477

Applicants Name (if different from above): Kenneth A. Snyder/Edward L. Snyder

Street Address: 1729 Edsall Avenue

City: Fort Wayne State: IN Zip: 46803 Phone: 422-6433

I/We the undersigned, do hereby certify that I am/We are the owner(s) of more than fifty percent (50%) of the property described in this petition; that I/we agree to abide by all provisions of the Fort Wayne Zoning Ordinance as well as all procedures and policies of the Fort Wayne City Plan Commission as relating to the handling and disposition of this petition; and that the above information is true and accurate to the best of my/our knowledge.

James M. Gladieux JAMES M. GLADIEUX
Signature Printed Name Date

Gladieux Limited Inc GLADIEUX LIMITED INC.
Signature Printed Name Date

Signature Printed Name Date

Notes to the Applicant:

- If additional space is needed for either a legal description, or property owners names addresses and signatures, please attach same to this form.
- All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice being submitted to the newspaper for publication.
- Filing of this petition grants the City of Fort Wayne permission to post "Official Notice" on the petitioned property. Failure to post, or to maintain posting may prevent the public hearing from being held.
- All checks should be made payable to: City of Fort Wayne.

Name and address of preparer, attorney or agent.

Kenneth A. Snyder/Edward L. Snyder 422-6433
Telephone Number

1729 Edsall Avenue

Fort Wayne, IN 46803

Form Rez494

Receipt #: _____ Date Filed: _____

Map #: _____ Reference #: _____

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 11, 1995 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-95-07-03; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 17, 1995.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact".

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 24, 1995.

Certified and signed this
3rd day of August 1995.



Carol Kettler Sharp
Secretary

ORIGINAL

ORIGINAL

#591

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE 2000 So Coliseum Blvd

2-95-07-03

EFFECT OF PASSAGE Property is currently zoned B-3-B - General Business. Property will be zoned M-2 - General Industrial.

EFFECT OF NON-PASSAGE Property will remain zoned B-3-B - General Business.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE) _____

FACT SHEET

Z-95-07-03

BILL NUMBER

**Division of Community
Development & Planning****BRIEF TITLE**

Zoning Map Amendment

APPROVAL DEADLINE**REASON**

From B3B to M-2

DETAILS

Specific Location and/or Address 2000 S Coliseum B1
Reason for Project Steel Fabrication Shop
Discussion (Including relationship to other Council actions) <u>17 July 1995 - Public Hearing</u> See Attached Minutes of Meeting <u>24 July 1995 - Business Meeting</u> Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation. Of the eight (8) members present, seven (7) voted in favor of the motion, the Chair did not vote. Motion Carried Members Present: Linda Buskirk, Ernest Evans, James Hoch, Thomas Quirk, Dave Ross, Carol Kettler Sharp, Mel Smith, Vicky VerPlanck Member Absent: Donald Schmidt

POSITIONS**RECOMMENDATIONS**

Sponsor	City Plan Commission
Area Affected	City Wide Other Areas
Applicants/ Proponents	Applicant(s) Kenneth A & Edward L Snyder City Department Other
Opponents	Groups or Individuals Jack Fitzpatrick, Ass't Pastor Greater Progressive Baptist Basis of Opposition Church - use would be a detriment to the residential character of the neighborhood
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	By <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	<input type="checkbox"/> Pass <input type="checkbox"/> Other <input type="checkbox"/> Pass (as amended) <input type="checkbox"/> Hold <input type="checkbox"/> Council Sub. <input type="checkbox"/> Do not pass

DETAILS

POLICY/ PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start

Date 14 June 1995

Projected Completion or Occupancy

Date 3 August 1995

Fact Sheet Prepared by

Date 3 August 1995

Reviewed by Patricia Biancaniello

Date 8 August 1995

Reference or Case Number

- d. Bill No. Z-95-07-03 - Change of Zone #591
From B3B to M2
2000 So Coliseum Bl

Robert Snyder, architect, 6810 No Shadeland Avenue, Indianapolis, Indiana, appeared before the Commission. Mr. Snyder stated that they have met with the planning and zoning department and with the neighborhood association, and with the city traffic and storm water engineers. He stated that they have taken into consideration all of the comments from these different entities. He stated that the access from New Haven Avenue, is an existing drive, which may be retained. The southern most access from Coliseum Blvd., will also be retained. He stated that there is another drive closer to the intersection that will be eliminated, per the request of Traffic Engineering. He stated that they will not have any access from Redwood Avenue, per the request of Traffic Engineering and the neighborhood. He stated that there is an existing building on the property that would be used as administrative offices. He stated that they intend an addition to the building, which will be the steel fabrication shop. The new addition will be approximately 32,000 sq ft and 36 ft high. He stated that there is a turn around area located to the south of the building and there is a turn around off of New Haven Avenue. He stated that both of those would facilitate the truck turn around.

Mel Smith questioned if this business was currently in business in Fort Wayne.

Mr. Snyder stated that this business is "Miscellaneous Metals Corporation" and it is presently leasing an existing building, approximately 1½ miles to the west of this property, north of New Haven Avenue.

Jim Hoch questioned how long this structure has been vacant.

It was stated for quite some time, perhaps 20 years.

Mr. Snyder stated that they have eliminated a good portion of the existing surface parking. He stated that their plan indicates the proposed parking. He stated that based on the number of employees that they have and their needs, they would be eliminating a good portion of the parking. He stated that they proposed plan shows approximately 55 parking spaces. He stated that they only have 18 to 22 employees.

Betty Stotler, president, of the Harvester Neighborhood Association, appeared before the Commission. Mr. Stotler stated that she had a meeting with Mr. Snyder and several other people involve and concerned with the rezoning request. She stated that they addressed their concerns at that time. She stated that they request that they area be kept clean and they wanted to know if there would be any job opportunities. She stated that they stated they would be hiring approximately 2 new employees. She stated that the neighborhood was pleased with the plans that were presented. She stated that she had not heard of any opposition from any of the residents to this request. She felt that this would be an asset to the neighborhood.

Gary Gerardot, real estate broker, appeared before the Commission. He stated that he was in favor of the project, other than being involved with the sale, because it is nice to see someone take this property. He stated that this property has been vacant for a long time. He stated that he felt that this was a viable use for the land. It will create something new in the neighborhood which is desperately needed in this end of town.

Ken Snyder, a partner in Miscellaneous Metals Corporation, appeared before the Commission. Mr. Snyder stated that they are currently located at 1729 Edsall Avenue. He stated that it has been one of their long term goals to purchase a property.

Jack Fitzpatrick, assistant pastor of the Greater Progressive Baptist Church, appeared before the Commission. Mr. Fitzpatrick stated that he felt this type of use would be a deteriorating factor in the area. He stated that this is a very nice neighborhood. He felt a steel plant would be noisy.

In rebuttal, Ken Snyder stated that this is very little noise emitted from their work. He stated that they do not manufacture steel. He stated that they take steel shapes and cut and punch them with hydraulic equipment. He stated that they have a very low noise level. He stated that all of the work is contained indoors. They are currently operating across from a residential area and they have never had a complaint. He felt that they would maintain the property and be an asset. He stated that currently it is a vacant, deteriorating structure.

There was no one else present who wished to speak in favor of or in opposition to the proposed zoning.



LEGEND

IPF Iron Pin Found
PF Iron Pipe Found
IPS 5/8" rebar
(with cap stamped #0027)

PK P.K. Not
(M) Measured
(R) Recorded
(C) Calculated

All monuments are at grade except as noted.
All property line distances are recorded
dimensions, except as noted.
Monuments found have no documented history
except as noted.

Job No. B ADA
Date of field work: 5-25-95

SHADY BROOK PARK ADDITION
PLAT BOOK 8, PAGE 18

NOTE
According to the Flood Insurance Rate Map (FIRM) number 18003C0280 E, dated
Feb. 16, 1995, the herein described real estate is located in Zone "X" and
is not in a flood hazard area.

THE EXISTING PARKING LOT CONTAINS 86 PARKING SPACES